

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

4 Deakin Drive, Delacombe Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$420,000

Median sale price

Median price

\$370,000

Property Type

House

Suburb

Delacombe

Period - From

01/04/2020

to

30/06/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Ruby CI DELACOMBE 3356	\$450,000	28/05/2020
2	8 Indiana Dr DELACOMBE 3356	\$425,000	24/12/2019
3	52 Tait St DELACOMBE 3356	\$365,000	22/08/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

02/10/2020 15:07



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Property Type: House
Land Size: 659 sqm approx
Agent Comments

Indicative Selling Price
\$420,000
Median House Price
June quarter 2020: \$370,000

Comparable Properties



5 Ruby Ct DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 -

Price: \$450,000
Method: Private Sale
Date: 28/05/2020
Property Type: House
Land Size: 532 sqm approx



8 Indiana Dr DELACOMBE 3356 (VG)

Agent Comments

3 - -

Price: \$425,000
Method: Sale
Date: 24/12/2019
Property Type: House (Res)
Land Size: 560 sqm approx



52 Tait St DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$365,000
Method: Private Sale
Date: 22/08/2019
Property Type: House
Land Size: 628 sqm approx